

the proceeds of such policy shall be used to restore said premises to their condition prior to said loss and the rental due and payable under the terms of this lease shall be abated until said premises are restored in the proportion that the portion of the improvements so rendered untenable bears to the whole of the improvements. In the event that the improvements should be totally destroyed by fire or other casualty, the rent shall be abated in its entirety and the entire proceeds of such policy may at Lessor's option be used to restore said premises to their condition prior to said loss without unnecessary delay, after which said rent shall again accrue.

14. CONDEMNATION: If the whole or a substantial part of the building shall be taken or condemned for any public or quasi public use, then when possession is taken by the condemnor, this lease and the terms thereof shall terminate, and the rent payable hereunder shall cease; provided, however, that if only part of the leased premises are taken, this Lease shall, at the option of Lessee, terminate only as to the part so taken. And in such event, the rent payable hereunder shall be abated to an extent corresponding to the amount of space so taken.

15. LESSEE'S DEFAULT: If (a) Lessee continues in default for thirty (30) days (ten days in the case of two or more successive defaults or in the case of three or more prior defaults, whether or not successive) after written notice by Lessor of any failure of Lessee to pay when due any installment of rent, required hereunder, or if (b) Lessee continues in default for thirty (30) days after written notice specifying the nature of default by Lessor of any failure of Lessee to perform any other of its obligations or covenants hereunder, then, and in the event of any such continued default, Lessor, at its option, may terminate this lease by written notice to Lessee, whereupon Lessor may, at its option, declare the rental for the entire term hereof immediately due and payable and proceed to collect same or, at its option, declare this lease breached and terminated and take immediate possession of the premises, collecting rentals up to the time of taking possession. After any authorized